



APACHE SHORES PROPERTY OWNERS ASSOCIATION

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February 2007

Special points of interest:

- Proposed Annual Meeting Date
- Proposed Designated Assessment
- Candidate Statements
- Election Procedure

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2007 Election Affords Opportunity for Continued Success

Election Details

The Board of Directors proposed March 31, 2007, for the ASPOA Annual Meeting of the Membership. The Bylaws mandate this meeting to elect new Directors to the Board and to handle official ASPOA business. In compliance with the By-laws, the election will be handled by an outside party who will write and distribute the ballot, conduct the election, receive and count the ballots. Watch your mail for the official notice of the Annual Meeting along with your ballot and Annual Meeting packet. Your ballot may be cast by mail or in person, at the Annual Meeting. All instructions will be included with your official notice. Members are encouraged to cast their ballots and attend the Annual Meeting.

Designated Assessment

On the ballot is a request for members to pass a designated assessment. The assessment requires each member to pay \$65.00 per lot. If you own multiple lots in your homestead, you will qualify for a homestead exemption and pay only one assessment. All lots that are not part of your homestead will pay an additional per lot assessment. Each member will be billed \$65.00 per lot; to be eligible for the homestead exemption, the owner must present homestead verification to Pioneer no later than July 1, 2007. Homestead exemptions will expire July 1, 2007.

The designated assessment can only be used to pay for the following tasks:

Road Paving, Improvements and Maintenance-75% of Assessment

Apache Shores has more than 20 miles of roadways. In the last few years, we paved roads that required a high degree of maintenance, thus avoiding continual repairs on these roads. The road paving project has been aggressively followed for the past several years and we have only been able to continue this program through the funding from the designated assessment.

Amenities Improvements-25% of Assessment

We are fortunate to have so many amenities in Apache Shores, which add to our property values and our level of enjoyment. These amenities include the Lakeside Park and Boat Ramp, Swimming Pool and Sports Court area, Volleyball Court area, the Children's Park, our beautiful Greenbelt area and currently under construction, our Soccer Field area.

The President's Corner

I've been thinking on our little community here, and I'm reminded of the quotation from John F. Kennedy that my father often referred to: "ask not what your country can do for you, ask what you can do for your country". Our annual election is coming up the end of March, and I will have served the board for two years, this last as its president. If you substitute "Apache Shores" into that quotation instead of "your country", that's what I'm going to ask y'all – what can you do for Apache Shores?

While we often think in large terms of state and country when the terms service and voting are used, I think the place where you can have the biggest effect is starting out small in your own community. We have a diverse group of folks here, rich and poor and mostly in-between, with more people moving in every day. We have a lakeside park, a children's park, the pool, the roads, and a community hall that all need upkeep. That's more amenities than some of our more prosperous neighbors (Maravilla has no pool or boat dock, but they sure covet ours). And we have an extremely limited amount that we can legally collect annually for maintenance- \$35.00 per lot. So each year we pose a special assessment to be voted upon by the membership. And every year around the annual vote I start hearing things like: my roads paved, why should I vote yes" or "I live on a county road, the assessment doesn't help me", and other such claims.

While it is true that we have spent the majority of the monies raised the years I've lived here on the roads, we have also been upgrading the other facilities as well. Note the soccer field article in this newsletter for one thing, or the continued work at the lakeside and Geronimo parks. Also, our road chairperson predicts that in 2 more years we will have done all the roads at least once; of course that means that we will just be using less money for new paving and more for maintenance. But even if you never use these amenities,

"I hope you agree with me and support the assessment, because as I talk to people, the two things that are mentioned the most about why they moved to Apache Shores are the country feel with all the green space, and the diversity of the population."

"...what can you do for Apache Shores?"

The upgrades to our community attract families that want to put down roots in our community, and more properties are becoming homes, versus rentals. Better roads make it safer to walk, run, cycle, or drive, because it encourages more people onto the street. They also end up with less dumping and trash, as it is not as inviting to dump your junk on a well maintained and traversed street. It's almost always the empty lot on the dark dirt road that gets the abandoned couch or appliance.

However, I think the most important benefit is Happy Neighbors. Not anonymous cars whizzing by, but folks that stop and wave and talk and communicate. I don't know about you, but I appreciate the fact that I know my neighbors. We can watch over the property when someone's out of town, and I feel much safer walking where I know the people. Some of your neighbors have been waiting patiently for years to get their piece of road paved. Don't deny them what you might already have. You don't want angry neighbors, do you?

When I first arrived in Apache Shores the assessment was \$65.00 per "improved lot or member. This left out many lots that were being held for development or sale. The last two years we changed over to a straight \$50.00 per lot. This year, a majority of the board felt that we wanted to do something to preserve what green spaces are left, so we are tweaking the equation again. We want to allow people that live here and have multiple lots included in their homestead to pay the same as all the other folks living here. In other words, each person actually living in Apache Shores would pay the same, as long as they have gone through the trouble of homesteading their property with Travis County. We will require proof of their homestead exemption to get a break on their unimproved lots. To cover what might be lost in those revenues, we bumped the amount back to \$65.00. So it's a hybrid of the older and more recent assessment methods.

I hope you agree with me and support the assessment, because as I talk to people, the two things that are mentioned the most about why they moved to Apache Shores are the country feel with all the green space, and the diversity of the population. I think both of these items are served well with our method.

I have one more topic I want to touch on, as my term on the board ends. When I ran two years ago, the main thing I wanted to improve was the communication between the members and the board making decisions. We have a fabulous website, an improved newsletter, and we hold more forums than ever before to get your opinions. An example: as prices continued to climb, we are asking you what level of service you want to pay to TDS for trash service. We could have decided this amongst ourselves, but we want your opinion. However, we can only get that opinion if you participate in the voting, forums, meetings, and website. Sometimes I hear inaccurate rumors about our policies and procedures being repeated by folks that have never even been to a meeting to find out the truth. We are not here to make money off you, we are here to protect and better Apache Shores, which in reality is just all of us. Thanks for letting me serve you these past 2 years,

Tom Delaney

BULK TRASH SERVICE OPTIONS ON THIS YEAR'S BALLOT

This year on the Ballot the Board of Directors would like the membership's input on the type of Bulk Trash Pick-up Service they would like to see included in the Texas Disposal Service (TDS) contract. In the past along with the yearly coupon for one (1), three (3) cubic yard free dump load at Eco Depot, Apache Shores has had a yearly service called Clean Sweep which was included in the service provided by TDS. Clean Sweep was set up for on a Saturday once a year from 9am to 1pm to enable all members to bring large bulky trash items, with some exceptions to the Apache Shores Office and dump for free. This past year the Board of Directors chose to eliminate the Clean Sweep in order to ask the membership for their input. The options available to the membership are as follows.

1) **No Bulk Service**

2) **Clean Sweep** – Clean Sweep would be held once a year on a Saturday from 9:00am - 1:00pm. Each member is allowed to bring as much trash as they want to dispose of to the Apache Shores parking area along with a current paid bill from TDS. The member would be checked in and allowed to dump their trailer/truck load of trash for free. This trash could be most anything; tree limbs, old building materials, couches, appliances, mattresses, etc. One year we had a member take an entire trashed mobile home apart and bring it up to Clean Sweep. In the past we have removed as much as 52 tons of trash out of Apache Shores in one Saturday. Some items are not allowed such as; old tires, batteries, refrigerators or ac units (refrigerators & ac units have been allowed in the past with the **required** proof that the freon has been **properly** removed) or any other hazardous chemicals and/or materials. Each member would be only allowed one dump unless time permitted more than one. In pervious years members also walked the streets with neighbors picking up trash and cleaning up the neighborhood.



3) **Curbside Pick-Up** – This service is a new option for Apache Shores. Curbside Pick-Up would be a once a year scheduled service where each member would be allowed to put an additional 3 cubic yards of bulk waste at the street and it would be picked up by TDS on a scheduled day with notice of the day sent out to all customers. Exceptions would apply as with Clean Sweep and would not be picked up such as; no tires, batteries, refrigerators or ac units would be picked up or any other hazardous chemicals and/or materials. All tree limbs, branches, cardboard boxes, old scrap lumber and other like items would need to be bundled into manageable size bundles. All bulk trash that exceeds the three (3) cubic yards per customer will not be picked up and it will be the homeowners responsibility to remove it from the curb and dispose of it properly & promptly to avoid being fined.

The Board of Directors signed a five (5) year contract with TDS this past year with fixed prices on each of the options and the ability to change the Bulk Service part of the Contract as needed. Monthly pricing, for each option, are as follows:

	NO BULK SERVICE:	CLEAN SWEEP	CURBSIDE
2006	\$13.50	\$14.25	\$15.50
2007	\$14.19	\$14.98	\$16.29
2008	\$15.63	\$15.74	\$17.12
2009	\$16.43	\$16.54	\$17.99
2010	\$17.27	\$17.38	\$18.91

Thirteen ASPOA Members Submit Candidacy Forms for the 2007 Election of Directors

Six Board Positions Open for Election

Six board seats on the 11-member ASPOA Board are up for election at the 2007 Annual Meeting of the Membership. Property Owners seeking to serve on the Board are required to be members in good standing at the time they submit their candidacy form. The following are qualified candidates for the 2007 Election of Directors. Their willingness to serve as volunteers for the community of Apache Shore is appreciated.

Frank Bowers— Bring back volunteerism as was in the past.

Chris Cokins – A former member of the ASPOA Board. Understands the current policies of the subdivision and also understands there are areas for improvement. Our neighborhood is growing quickly and that growth must be monitored and controlled. New home must be able to add value to the neighborhood, not detract from it. Our roads must be paved and safe. Each member of the community must be held responsible for the impact they have on their neighbors. It is my goal to help the POA increase property values and enhance Apache Shores for its current residents.

James Coney – Bought a lot and moved to Apache Shores in 1969. Served on board for 2 years in the early 1990's. I have a concern about the diminishing influence the property owners have over the decisions made for the future of Apache Shores. Also, I would like to insure the board and management company comply with the open records act of the state laws. I would work with the growing number of members that are being fined by the POA to make sure they understand their violation of the rules.

Kathy Fleming – My husband and I have been residents of Apache Shores for over 20 years. We have two children who have been raised in this community and attend school in the Lake Travis Independent School District. While attending an Indian Creek nature trail clean-up with several residents, I realized I would like to devote more time to our neighborhood to maintain its natural beauty for our children and future generations. I welcome the opportunity to serve on the Board and if elected, I would work to increase the opportunities our residents have to enjoy the natural appeal and amenities our community has to offer.

Quinn Holub – recently purchased my first home in Apache Shores. I hope that in serving on the Board of Directors I will be able to provide input into maintenance and growth of our community. I live and work in this area and I would love to see it flourish.

Sara Jackson – My goals for Apache Shores are to develop better roads and make Apache Shores a beautiful place to live. I think we can improve our road systems with paving roads which need to be paved as well as repairing already paved roads. I also think it is important to make sure we maintain the beauty and safety of Apache shores. I move to Apache Shores a year ago but have had friends and family in this neighborhood for years. I love our home and neighborhood and would like to a part of the board.

Walter Jonas – Unfortunately, Apache Shores is not trapped in a time warp. Progress has arrived with all its associated good as well as bad qualities. I believe it is of the utmost importance to help the community move forward in a manner that will allow for the protection of property as well as personal values.

(Candidates—cont.)

Tom Kirtz – I have lived in Apache Shores for several years and have volunteered many, many hours to neighborhood projects. I am running for the board so the voice of the neighborhood will always have a vote. I will vote for what the neighborhood wants, not my own interests. Some examples of my volunteer work includes cleaning of overgrowth at the Lakeside Park, removing the hydrilla, surveying and designing plans for our docks to be improved and coordinating lakeside security during the summer.

Brian Prehn – If I am elected to the Board of Directors, I hope to continue to work towards a clean and safe community. Apache Shores has incredible natural spaces and I would hope to keep the existing ones in continued repair and develop new ones while recognizing the current low cost structure that the neighborhood provides. One of the reasons I move to this community was the non-suburban feel of the neighborhood. I would hope to support that while continuing to provide the services my neighbor's desire. As a CPA, I would be happy to provide my talents to the Board in any way I can. Thank you for your consideration.

Ron Tobin – I have lived in Apache Shores for many years. As a resident and builder, I am increasingly concerned about the quality and condition of move-in homes, older mobile home move-ins and room additions that are being approved by the Association. If you are not happy with these homes and trailers and this is not what you want for your neighborhood, please vote for me. I will work hard to stop this practice and make Apache shores a better place to live.

Douglas Saile – Served as a former ASPOA President. Started and chaired the Roads Program since its inception. Looking to clean-up Apache Shores and invite more community participation in programs.

Bob White – Semi-retired and have lived in Apache Shores for three years. As a member of the ASPOA Board of Directors, I want to achieve putting in place ASPOA short & long term goals for our neighborhood. Once these goals are established, I want to make sure all goals are implemented within budgets. In addition, I want to put in place a consistent application of all ASPOA rules and regulations.

Michael Wright – I have owned property in Apache Shores for 4 years. We built our house 4 years ago then moved to Redwood Shores in Northern California. We recently returned to our house. I do not wish to be a board member so that my street will get paved or my neighbor will get a new fence. I want to join the ASPOA Board to see change and growth in Apache Shores, to make this a better, more stable place to live; I do not want Apache Shores to become a little Lakeway or Steiner Ranch.

**Plan to attend the “Meet the Candidates”
on March 8, 2007 – 6:30PM
at the ASPOA Community Hall
14919 General Williamson Drive**

**Members will be given the opportunity to ask
questions of each candidate.**

Guest Speakers on the Agenda for the Annual Meeting

Ryan Beard from Texas Disposal Systems:

On the Ballot this year the Board of Directors would like the memberships' input in the type of Bulk Trash Pick-up we have. Ryan will speak and answers questions about the three options of bulk trash service available; No Bulk Service, Clean Sweep (once a year) or Curbside Pick-up (once a year).

John Cravatt from the Sheriff's Department:

John will speak about the new address signs with reflective house numbers that will aid emergency vehicles finding your homes at night. These will be installed by the Sheriff's Department at each members address with no cost to the member.

Jim Houser & Eric Beckers from the Texas Forest Service:

Jim is the Oak Wilt Coordinator and Eric is Texas Forest Service Project Forester. They will be speaking and answering questions about Oak Wilt and how to identify Oak Wilt in our area. Free literature will also be available.

Jim Houser has a BA w/Honors from University of Texas and a Biological Sciences MS from Texas A&M University. He has worked as a Forestry Forester for the Department of the Army (Ft McCoy, Wisconsin) a Commercial Arborist (Austin, Texas) and Coordinator for Oak Wilt & Invasive Species, Texas Forest Service in Austin. He has worked with oak wilt disease first in Wisconsin and then in Texas for last 27 years.

Eric Beckers has 15 years with Texas Forest Service; the last 8 years dealing directly with oak wilt in the Hill Country. He is a graduate of Texas A&M with a degree in Forestry. His is also a seventh generation Texan.

Although identification of oak wilt is important, Eric will attempt to convey the preventative measures that landowners in Apache Shores should be following during the critical time of the year.

Jennifer Brown from Travis County's Natural Resources and Environmental Quality Division:

Jennifer is an Environmental Specialist with Travis County's Balcones Canyonlands Conservation Plan (BCCP) and Preserve (BCP) and has over six years experience with wildlife and conservation issues here in Texas and throughout the western U.S. She will be speaking and answering questions about the BCCP and BCP and how to be a good BCP Neighbor.

No Time for Serving on the Board of Directors

But you want to help in Apache Shores? Get involved on a committee! There is always need for committee volunteer to help with the constantly growing challenge of managing and caring for Apache Shores. The following are established committees with work in progress.... Architectural, Roads, Children's Park, Lakeside Park, Greenbelt and Deed Restrictions. If you have time or a special talent to offer, consider serving on one of our committees. The 2007 Board of Directors will welcome or your talent and help. If interested, contact the ASPOA office and your contact information will be forwarded to Board of Directors.

Special Thanks to the 2006 Board of Directors

A special thanks to the 2006 Board of Directors for donating their time and efforts to this community. This year, they have faced the challenges of a fast growing community along with the continuing and constant need for maintenance on all the common areas. For those who will leave the Board this year, we wish you well and thank you for your service to this community. For those who still have a year to go.... Well... roll up your sleeves, we have a lot of work to do. Thank you all for your willingness to donate your time and efforts to Apache Shores.

"Volunteer", as per Webster's, means "giving of yourself, expecting nothing in return". This is a true description of the ASPOA Board of Directors.

New Website is Proving to be Useful Tool for Members with Questions



On the new website we have answered many questions asked by individual members. I would like to take this opportunity to share with the entire membership some of these questions. Some of the most frequently asked questions are:

When is our annual maintenance fee due and how much are they? Your annual maintenance fee is due by March 1st of each year and they are \$35.00 per lot. The annual maintenance fees are part of the original Deed Restrictions established between 1968 & 1973 depending on what section you live in.

What are the By-Laws and where can I get a copy of them? The By-Laws are the governing documents giving direction on how to manage the association set up by the original developers and amended as allowed through the years by a majority vote of the membership. A copy of the By-Laws can be found on the website, at the on-site office or recorded in the public records in Travis County.

What is the Designated Special Assessment? The Designated Special Assessment was established to help offset the rising cost of improving the neighborhood. Each year the Board of Directors takes a look at what needs to be done in the neighborhood and how much additional money is needed to accomplish these goals. In the past the special assessment was billed at \$65.00 per member or per improved lot with each additional improved lot being charged another \$65.00. An improved lot was any lot with utilities; such as a water meter. Two years ago the Board of Directors proposed a \$50.00 per lot fee enabling the association to increase the amount of revenue collected and assess the membership on an equal basis with the more lots you own the more you pay. The Board felt that the way the assessment had been previously collected wasn't fair to all members; members with single lots paid the same amount as multi-lot owners. For the past two years the change to per lot from per owner was put on the Ballot at the annual meeting and passed with an almost two to one vote.

Why do we have to use Texas Disposal Service (TDS) as our trash provider? The Apache Shores Board of Directors a contract with TDS to provide the membership with the lowest possible monthly rate, a free dump at Eco-Depot of 3 cubic yards yearly and a yearly Clean Sweep. After the negotiations were concluded the Board of Directors asked the membership to vote on this issue on the annual Ballot. This contract with TDS was passed by a majority vote and became a By-Law. Who may vote at the annual meeting? In accordance with the ASPOA By-Laws any member who has paid their annual maintenance fees and all other fees owed, prior to the payment deadline, and who have been certified as eligible to vote.

Am I allowed to vote by mail at the annual meeting? Yes all members that are in good standing are allowed to vote by mail. This is a By-Law change that was established by a majority vote of the membership.

Where can I find out information on what previous Boards have done in Apache Shores? All records are available to all members. Minutes from the regular Board Meetings may be found on the website and all other archived minutes may be viewed at the Apache Shores office by appointment. Financials are available at each regular Board Meeting for attending members or may be viewed by appointment at Pioneer Property Management.

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**Visit our new website at : [www.apacheshorespoa.com](http://www.apacheshorespoa.com)**

**On the new professionally maintained website, you will find Apache Shores Property Owners Association Deed Restrictions, By-Laws, Applications for Building Permits, Community Hall Rental, Boat Ramp Sticker and Pool Key Applications, Newsletters and Board Meeting minutes, along with notices to the community.**  
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From the Architectural Review Committee

Starting this year (2007) we're intending to carry through an automatic, annual review of the existing building packet to be completed by the end of January of each year. Adjustments will be made and voted on based on recommendations made by the Architectural Review Committee, input from board members, association members, builders, and State/County regulating authorities. Interim adjustments can only be made to meet new State and/or County mandates, to produce a smoother administrative flow or for adherence to new or unanticipated legal requirements.

We hope this will be helpful to you and worth keeping at hand as reference.
Thank You, Peter Lohmann- Chair, Arch. Comm.



Thinking of Building, Adding a Room, Fence, Garage.....

Before you start any construction, please check with the Apache Shores Property Owners Association office to determine if a ASPOA permit and fees are required. Failure to obtain an ASPOA required permit can result in fines for non-compliance.

Building and Construction in Apache Shores

Regulation of building and construction in our subdivision rests primarily with the State of Texas and Travis County. A strip along Lake Austin additionally falls under the jurisdiction of the City of Austin.

ASPOA deed restrictions constitute the second set of regulations. They specify building standards originally established by the Apache Shores Property Owners Association. Compliance with these rules is monitored and enforced.

Authority for the Board of Directors to establish and enforce additional building and construction regulations/policies and inspection processes is rooted in Art. IV, Sec. 10 under "regarding the health and safety of its membership". The maintenance of established building standards in the subdivision constitutes an obligation of the Board to its membership.

Anyone planning or intending construction and /or improvements at Apache Shores should familiarize themselves with all related and applicable literature.

Minimum Requirements

- Must comply with all applicable Travis County and/or City of Austin regulating, permitting and inspection processes, respectively
- Must comply with all applicable ASPOA Deed Restriction (by Section) and additional regulating, permitting and inspection processes as outlined in the building packet.
- Additional standards and regulations may apply to: New (onsite) Residential Construction; Modular Homes; Relocated (Move-on) Homes; Manufactured (Mobile) Homes; Single or Multi-story Residential Modifications/Additions or Enlargements; Swimming Pools; Hot-tubs; Spas; Rainwater Collection Vessels; Ponds; Balconies; Decks over 29inches height.
- Any Residential Modifications/Additions/Enlargements to any existing residential structure have to (at least) meet the original codes and construction standards of the main residence along with adherence to deed restrictions. Current electrical and fire safety standards will have to be met or adjusted for. Septic system size may have to be adjusted to meet new conditions.
- Any non-residential construction (such as Accessory/Garage/Storage Buildings/Lean-to Sheds/Carports in excess of 400sqft and/or exceeding 16ft in height with or w/o utilities requires Architectural Committee review and approval.
- Any non-residential enclosure (i.e. Carports) with utilities requires inspection.
- Regulations and procedures covering other, non-residential construction include: Carports under 400sqft (with or w/o slab); storage sheds under 400sqft w/o utilities; Open Porches/Patios/Decks under 29inches high; Enclosure of exist. Carport w/o utilities; Enclosure and/or Roof-over of Mobile Homes; Fences, Masonry Walls, Retaining Walls.

The Soccer / General Use Field



A "Thank You" note to the volunteers

Believe it or not – there are still some folk out there who will step up to the plate for a good cause. And in this case it went way beyond 'lending a hand'. They also made their machinery available free of charge along with operating them at no cost. This may well be the largest volunteer effort in our subdivision ever - not meant to diminish the action at our boat docks in 2005 and all the help we got with clearing the hiking trail, establishing a picnic area there and creating access to Lake Apache. So, as you can see – we have some bright moments at Apache Shores – and this time the deserved recognition goes to: Manuel Martinez and his "Bobcat". Manuel lives here and does landscaping for a living. Eustolio Castillo, another resident here, put his "Bobcat" to work for us as well. He normally works as a masonry contractor. Teodoro Alvarado (one of our board members) and his machine made up the rest of the working team and he, along with Doug Saile, has also helped with overseeing the project. According to Teodoro, there's some-one already waiting in the wings to construct the goals. Thank you all so very much.

The work on the field itself hasn't exactly been a piece of cake so far. It included the leveling of all the fill material already present at the site, which consisted mainly of huge piles of (mostly) caliche with some pretty sizeable rocks hidden in them. Accomplishing this took two Saturdays with three "Bobcats" being maneuvered by the aforementioned, well experienced operators (who put on a fairly respectable show - there are videos!). After the leveling a few more loads of fill were brought in and we already managed to have 30 truckloads of topsoil delivered to be spread after the fill has settled. The recent rains most certainly must have helped that process along.

After spreading the topsoil, we hope to be able to place grass seed on the field by the end of March for it to take root in the spring. Before that, there may be some final leveling of the soil necessary in order to produce a smooth surface. Even if we get a real dry spring – which would require additional watering of the turf – we should have a well-rooted, green field by the end of May. With goals in place, maybe we'll be able to use it as early as mid or late June.

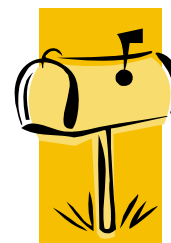
The help we're getting has really given us a considerable financial edge, especially since the field, at least at the beginning, requires some special care and more watering than normal. A proposal to collect the rainwater off the Community Hall roof will be discussed again once the new board members are in place. This catchment system is intended as a demonstration project for rainwater collection as well as serving as a reservoir for watering the field during the notoriously dry summer months or when rain fails us at other times.

While we're still anxious to find more help with the construction, we hope that we will be able to snag more community members (mainly the ones intending to play) to make the upkeep of the field a success. Since it is intended to serve as a general use field, we're anticipating that we will not only see soccer being played and we want to accommodate for different sports as well. And lights are not totally out of the question – the amount of usage will be the guiding force there. But before that there is plenty of hand work to be done. So - for anyone else willing to jump in with us, please contact our ASPOA office.

We could be playing ball soon.... Thanks Teodoro Alvarado and Peter Lohmann

Are you finding your neighbor's mail in your mailbox?

There seems to be a mail delivery problem in Apache Shores. One of our owners, frustrated with the situation of finding the neighbor's mail in his mailbox, spoke with the Lake Travis Post Office and learned the problem is not with the carrier, but originates with the sorting machines at the downtown post office. This problem is not unique to Apache Shores. If you are receiving another resident's mail, please call 512.342.1283 and report it. If enough complaints are received, perhaps the Post Office will address the matter.



In the meantime, if you receive your neighbor's mail, please take it to the correct address. As neighbors, we all need to be aware of this problem and help each other out. Thank you, in advance, for your help with this matter.

ASPOA ELECTION PROCEDURE

The Election Procedure for the Annual Meeting is set forth in the Apache Shores Property Owners Association. Several years ago, the election procedure and by-law amendment was approved by the members of the Association.

SECTION II. ELECTION PROCEDURE

This policy is based on the Apache Shores Property Owners Association (ASPOA) Bylaws, and any disputes between members of ASPOA regarding this policy shall be resolved within the four corners of the ASPOA Bylaws.

1. The ASPOA Board of Directors then in office shall decide dates, deadlines, closing of voting roles, and assignment of tasks and duties for all election proceedings.
2. Article I Section 1 of the ASPOA Bylaws shall define members.
3. All members shall be notified of pending elections not less than 10 or more than 50 days prior to the date of the election.
4. Members shall receive candidacy forms not less than 50 nor more than 90 days prior to the election. Said forms shall include declaration of candidacy, candidacy requirements, fill-in blanks for candidate data, submission instructions for faxing and mailing, and a deadline date for receipt of declaration in ASPOA offices. Candidates are required to confirm their placement on the ballot prior to the deadline noted on the candidacy form.
5. Ballots shall include ballot items, date, meeting place, time of the election, and instructions on how and where to send mail-in ballots.
6. All members shall be provided a ballot. Ballots shall meet the requirements of Article I, Section 8 of the ASPOA Bylaws. Ballots cannot be faxed or duplicated.
7. Only members who have paid to current status their annual maintenance fees and all other fees owed, prior to the payment deadline, and who have been certified by the Secretary of the Association as eligible to vote in the ASPOA elections shall be allowed to cast their vote.
8. In the event of uncertainty or dispute regarding rights to membership, the Association shall be entitled to rely on current Travis County tax records in ascertaining ownership for voting purposes. The election judge in accordance with the Bylaws will resolve disputes regarding a ballot.
9. Each member shall have only one vote regardless of the number of lots owned. Spouses and other joint owners or tenants shall constitute one member.
10. All ballots must be signed by the member and include the printed name to be reviewed for eligibility and tabulation. Votes cast by members of the ASPOA shall remain private once eligibility is determined, the signature portion shall be folded upon itself and sealed by the election judge.
11. All ballots must be mailed to the election judge or cast in person at the Annual Meeting. Ballots mailed or delivered to the ASPOA office will not be counted.
12. Executed ballots shall be tabulated exclusively by an independent agent, election judge, hired by the Association board of directors exclusively for the purpose of election tabulation. The tabulation official shall be without interest in Apache Shores subdivision.
13. Excluding officers of the corporation, ASPOA members shall not contact, communicate with, threaten, or otherwise harass the appointed tabulation official. Submission of a ballot or a written protest shall not be considered a form of harassment provided no threatening statements are printed on the ballot or protest.
14. Each election shall require a quorum of members voting as defined by Article I Section 6, of the ASPOA Bylaws, and the appointed tabulation official shall determine the existence of the requirements for a quorum.

Owners are Encouraged to Vote

All property owners in Apache Shores are encouraged to vote at The Annual Meeting of the Membership. You do have a voice in your community. Cast your ballot ,by mailing by the deadline date or by voting in person, at the Annual Meeting.

Let your voice be heard!

Official notice of the Annual Meeting of the Membership will be mailed by February 28, 2007 to all property owners. Your ballot and agenda will be included with the Official Notice. If you do not receive your ballot by March 5, 2007, call the ASPOA office at **512.266.2719**.



From the Roads Program Committee

Some of you are new to Apache Shores and are interested in having your road improved. First a little history about the road improvements.

Since Apache Shores beginnings, back in the late 60's, there were roads left un-paved that did not get taken over by Travis County. Those account for about half of the twenty miles of roads in our community and have degraded beyond navigation. About six years ago an in-house roads program was formed to get roads, at the very minimal, passable and with some chance of lasting longer than the next rainfall. Some residents could not get to their homes without anything less than a four-wheel drive truck.

Each year we have asked members to vote for an assessment to fund getting the roads maintained. The county is slow to fund our road situation and we were not authorized to help ourselves in their right-of-way. That had changed in 2001 when we were given the go ahead to maintain their roads. Although the roads are not being built to county standards (huge cost), they are a temporary fix. Phase one is a year or two away from completion and then we will have more residents, more funding, and begin paving to county standards. Eventually getting out of the road business by turning the roads over to the county.

For more info on the roads program we hold two meetings. One is to ask voters to vote for this years assessment, and the other is to get public input on which roads get done this year. The latter is a very important meeting to attend if you want your road considered. If the assessment passes it will be on April, 14, 2007. The first meeting will be held this Saturday (24th).

This is an informational meeting. Both meetings start at 10am. Please join us and get up to date on our roads.



Remember -- Apache Shores is not obligated to upgrade your road. It is a county road in a non-maintained status, having failed to have been brought up to their standards by the initial developers. We realized it was not going to happen fast and took matters into our own hands. We have limited authority to *maintain* our roads for now.

ASPOA Roads Committee

ASPOA Office Hours

The Apache Shores Property Owners Association office is staffed full-time. Stop by and meet Nancy LeMieux, the ASPOA Office Manager.

The office hours are:

- Monday-Tuesday-Friday 8:30AM—5:00PM
- Wednesday 8:00AM—4:30PM
- Thursday 9:30AM—6:00PM

Neighborhood spirit!

Catch it!

Join a Committee today and

get involved in your

community!

Reminders

- Remember the amenities are for the use of everyone as property owners. When you use the hiking trails, children's park, boat docks or any common grounds of Apache Shores, remember that whatever you bring in you need to take back out with you. Take only pictures and leave only footprints.
- You are required to display your house numbers in a location clearly visible from the street.
- All permits must be posted in a location visible from the street.
- Builders hours are: Mon-Fri-7AM-7PM and Saturday-8AM-5PM. No construction work is permitted on Sundays.
- Stop illegal dumping—
Call 1-877-NO-DUMPS

ASPOA Board of Directors

President	Tom Delaney	Deed Restrictions	Harold Stone
Vice-President	Tom Kirtz	Architectural	Peter Lohman
Secretary	Pam Lougee	Maintenance	Tom Delaney
Treasurer	Teodore Alvarado	Policy & Procedure	Pam Lougee
Communications	Ron Wood and Nicki Roberts	Director	Corinna Reed
		Director	Karl Van Nostrand

Calendar of Events

- Board Meeting and
Meet the Candidates March 8, 2007-7:00PM ASPOA Community Hall
- Proposed Annual
Meeting March 31, 2007-12:00PM ASPOA Community Hall
- Roads Meeting March 24, 2007-10:00AM ASPOA Community Hall
- Roads Meeting (tentative date) April 14, 2007-10:00AM ASPOA Community Hall

Pool Keys and Boat Ramp Stickers will be available at the Annual Meeting—be sure to bring your boat trailer proof of ownership and current drivers license. Check or money order only. No cash will be accepted.

Eco-Depot free coupons will be available at the Annual Meeting. Must show current TDS statement and drivers license.

Apache Shores Property Owners Association—14919 General Williamson Drive—Austin, TX 78734

Phone: 512.266.2719
Fax: 512.266.3910
www.apacheshorespoa.com

stamp

El boletín Apache de Costas está disponible en español en la oficina de ASPOA, sobre el pedido anticipado



Address label

Professionally managed
by :
Pioneer Property
Management
Phone: 512.447.4496
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